

DETERMINATION OF NONSIGNIFICANCE (DNS)**SHARE/WHEEL Brickyard Tent City Project**

PROJECT DESCRIPTION: The SHARE/WHEEL group (Seattle Housing and Research Effort, or SHARE, and the Women's Housing Equality Enhancement League, or WHEEL) is planning a temporary, self-managed tent city, with garbage and other sanitation services, on an 18.23 acre site immediately south of the Brickyard Park-and-Ride Lot at I-405 and Juanita-Woodinville Way NE. SHARE/WHEEL has requested a Special Use Permit from King County's Real Estate Services Section. The tent city would provide housing for up to 100 individuals. SHARE/WHEEL will oversee the tent city. Key elements of the project include the following:

- Temporary tent housing for approximately 20 and up to 100 (maximum) people for approximately three months
- Several sani-cans on site, drained three times a week; on-site dumpster, emptied regularly
- Geotextile and bark access lane for sani-can and dumpster vehicles; access is via Juanita-Woodinville Way NE
- Electrical supply in rigid conduit for microwave, coffee maker and lighting (no structural lighting on site)
- On-site wetlands flagged off to protect them and for the safety of campers
- Zero tolerance for drugs, alcohol, weapons, violence or abusive behavior

SHARE/WHEEL purchases and delivers supplies and provides bus tickets to people in the camp. Everyone in the camp participates in the governance and maintenance of the camp. Homeless volunteers will work three-hour shifts around the clock to provide security at the site.

About a third of the residents of the Tent City will be families. There are no shelters where couples without children can sleep together, and a limited number of shelters where families can stay together. At least half of the residents are working full-time, and many of the rest are working part time or are in an educational program.

PROPONENT: SHARE/WHEEL, P.O. Box 2548, Seattle, WA 98111

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Immediately south of Brickyard Park-and-Ride and adjacent to I-405 at 15062 Juanita-Woodinville Way NE, between Kirkland and Bothell, Washington, in Section 17, Township 26 N, Range 5 E.

LEAD AGENCY: King County Department of Development and Environmental Services (DDES)

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

 X There is no comment period for this DNS.

 This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date below.

DATE OF ISSUANCE: May 5, 2004

RESPONSIBLE OFFICIAL: Greg Borba

POSITION/TITLE: Current Planning Supervisor, Land Use Services Division, DDES

PERMIT CONTACT: Bernard Thompson, King County Real Estate Services Section (206-296-0887)

DDES ADDRESS: 900 Oakesdale Ave. SW, Renton, WA 98055-1219

SIGNATURE: _____

Greg Borba



ENVIRONMENTAL CHECKLIST**A. BACKGROUND**

1. **Name of proposed project, if applicable:**

SHARE/WHEEL Brickyard Tent City Project

2. **Name of applicant:**

SHARE/WHEEL (Seattle Housing and Research Effort, and Women's Housing Equality Enhancement League)

3. **Address and phone number of applicant and contact person:**

SHARE/WHEEL
P.O. Box 2548
Seattle, WA 98111

CONTACT: (206) 448-7889

4. **Date checklist prepared:**

May 4th, 2004

5. **Agency requesting checklist:**

King County Department of Development and Environmental Services

6. **Proposed timing or schedule (including phasing, if applicable):**

King County expects to issue a Special Use Permit and a DNS on May 5th, 2004. The tent city is expected to be in use on May 6th, 2004.

7. **Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.**

No.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

Wetland reports (1991 and 1993), conceptual wetland mitigation plan (1994; final in 1996), hydrogeologic assessment (1996), wetland delineation and development analysis (2002).

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

Special Use Permit from King County Real Estate Services

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

The SHARE/WHEEL group is planning a temporary, self-managed tent city, with garbage and other sanitation services, on an 18.23 acre site immediately south of the Brickyard Park-and-Ride Lot at I-405 and Juanita-Woodinville Way NE. The tent city would provide housing for up to approximately 20 and up to 100 (maximum) individuals. SHARE/WHEEL, or Seattle Housing and Research Effort (Share) and the Women's Housing Equality Enhancement League (Wheel) will oversee the tent city. Key elements of the project include the following:

- Temporary tent housing for approximately 20 and up to 100 (maximum) people for approximately three months
- Several sani-cans on site, drained three times a week; on-site dumpster, emptied regularly
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SHARE/WHEEL purchases and delivers supplies and provides bus tickets to people in the camp. Everyone in the camp participates in the governance and maintenance of the camp. Homeless volunteers will work three-hour shifts around the clock to provide security at the site.

Some of the residents of the tent city will be families. There are no shelters where couples without children can sleep together, and a limited number of shelters where families can stay together. Some of the residents are expected to be working full-time; some will be working part time or are in an educational program.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Immediately south of Brickyard Park-and-Ride and adjacent to I-405 at 15630 Juanita-Woodinville Way NE, between Kirkland and Bothell, Washington, in Section 17, Township 26 N, Range 5 E..

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (underscore one):** Flat, rolling, hilly, steep slopes, mountainous, other.

- b. **What is the steepest slope on the site? (approximate percent slope)?**

The steepest slope on the site is approximately 15 percent.

- c. **What general types of soils are found on the site? (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

Soils at the site are a variety of Arents, Alderwood material interspersed with some wetland and some fill areas (illegally filled wetland).

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No.

- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

The project will not involve any filling or grading.

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

No; erosion is not expected to result from activities associated with the tent city.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

None.

- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None necessary.

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile emissions, odors, industrial wood smoke) during**

construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Vehicles to provide supplies, and to empty sani-cans and a dumpster will result in small amounts of vehicular emissions. No other sources of emissions are expected from the project.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

I-405 and Juanita-Woodinville Way NE are sources of emissions that may affect the project.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

Vehicles serving the site will have standard emission control devices.

3. **Water**

- a. **Surface:**

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, or wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Yes – The site has a large wetland in the southern portion of the site (4.09 acres), three smaller wetlands in the northern portion of the site (all under .2 acre), and a small tributary to Juanita Creek in the southwestern corner of the site. Two of the smaller wetlands are regulated, isolated Class 3 wetlands, and the third is an unregulated (less than 2,500 sq. ft.), isolated Class 3 wetland. The large wetland in the southern portion of the site is a regulated Class 2 wetland.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Yes. Temporary electrical conduit and a temporary driveway (geotextile and bark) will be installed within 200 feet of the wetlands.

All wetlands on the site have been flagged, and no tent city activities will be allowed within wetland and buffer areas.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including storm water):

- 1) Describe source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Site runoff is from rain and from offsite sources (I-405 and the park-and-ride lot). The site currently has no stormwater control facilities except for a drainage ditch along I-405.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground and runoff impacts, if any:

None necessary.

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☒ wet soil plants: cattail, buttercup, bullrush,
skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil,
other
☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed. However, use of the site will disturb some grassy areas.

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered plant species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None necessary.

5. Animals

a. Indicate any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: mice and possibly raccoons.

fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

No threatened or endangered plant species are known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, woodstove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The tent city will be provided with temporary electrical supply through rigid conduit for a microwave, coffee maker and lighting (no structural lighting).

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None. The tent city, however, uses very little energy.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The tent city does present the possibility of exposure to environmental health hazards, predominantly from human waste.

- 1) Describe special emergency services that might be required.

None.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

The project includes several sani-cans and a dumpster for handling human waste. Those will be emptied regularly as needed.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The site is exposed to traffic noise from I-405 and from Juanita-Woodinville Way NE.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example:

traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The project includes periodic truck traffic for the emptying of sani-cans and a dumpster, and vehicles for the delivery of camp supplies. Those vehicles are expected to use the site during normal daylight hours and would not create noise during sensitive nighttime hours.

Other potential noise resulting from the project is from daily encampment activities.

3) Proposed measures to reduce or control noise impacts, if any:

The camp is managed by SHARE/WHEEL; however, everyone in the camp participates in the governance of the camp. Homeless volunteers will work three-hour shifts around the clock to provide security at the site which includes ensuring noise levels remain low during sensitive nighttime hours.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is currently vacant. Adjacent uses include a park-and-ride lot immediately north, I-405 immediately east, single-family houses to the south, and apartments to the west (across Juanita-Woodinville Way NE).

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

The site does not have any structures.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

The site is currently zoned Office with a special overlay.

f. What is the current comprehensive plan designation of the site?

Same as zoning.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes. The site has several wetlands (described previously).

- i. **Approximately how many people would reside or work in the completed project?**

The tent city will house approximately 10 and up to 100 (maximum) people. Some of the residents of the tent city will be families. There are no shelters where couples without children can sleep together, and a limited number of shelters where families can stay together. Many of the residents are expected to be working full-time; some will be working part time or are in an educational program.

- j. **Approximately how many people would the completed project displace?**

None.

- k. **Proposed measures to avoid or reduce displacement impacts, if any:**

None.

- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

King County Real Estate Services is issuing a Special Use Permit for the project which will impose measures that will ensure that the use is compatible with surrounding land uses. Those measures include the following:

- Sani-cans on site, drained three times a week; on-site dumpster, emptied regularly
- Appropriately-designed access to Juanita-Woodinville Way NE (geotextile and bark access lane for sani-can and dumpster vehicles)
- On-site wetlands flagged off to protect them and for the safety of campers
- Zero tolerance for drugs, alcohol, weapons, violence or abusive behavior

9. **Housing**

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

The tent city will provide temporary housing for approximately 20 and up to 100 (maximum) people. The tent units will house homeless, low-income individuals and families.

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

- c. **Proposed measures to reduce or control housing impacts, if any:**

None.

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennae; what is the principal exterior building material(s) proposed?**

The tallest tent will be approximately 8 feet tall and constructed of rain-resistant fabric and similar materials.

- b. **What views in the immediate vicinity would be altered or blocked?**

None.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

The tent city will be partially screened from adjacent uses by existing vegetation.

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The tent city will use some lighting, none of which will be on lighting structures. Lighting will be in use at times during the night to assist campers with use of sani-cans.

- b. **Could light and glare from the finished project be a safety hazard or interfere with views?**

No.

- c. **What existing off-site sources of light or glare may affect your proposal?**

Lighting from the park-and-ride, I-405 and Juanita-Woodinville Way NE may affect the tent city.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

None necessary.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

None.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None.

13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe.**

No.

- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.**

None.

- c. **Proposed measures to reduce or control impacts, if any:**

None.

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

The site is served by Juanita-Woodinville Way NE. Access to the site will be via a temporary geotextile/bark driveway into the site approximately 300 feet south of the park-and-ride.

- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The Brickyard Park-and-Ride, immediately north, will serve the site.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

None.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

The project includes a temporary access driveway constructed of geotextile and bark.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

The only vehicles accessing the site will be SHARE/WHEEL supply vehicles (cars) and sani-can and dumpster servicing trucks. Service to the site is expected to occur during normal daytime hours.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

None.

15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

The project may result in a slight increase in the need for health-related emergency services. The need for police services is not expected to increase; Tent cities managed by SHARE/WHEEL have a good record of self-policing.

- b. **Proposed measures to reduce or control direct impacts on public services, if any:**

Metro provides roving policing services for it's park-and-ride lots; roving police will occasionally check the park-and-ride. In addition, the Special Use Permit for the tent city will specify self-policing measures.

16. Utilities

- a. **Indicate the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**
- b. **Describe the utilities that are proposed for the project and the general construction activities on the site or in the immediate vicinity which might be needed.**

The site will have temporary electrical supplied through rigid conduit.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: _____

Gary Kuntz for SHARE/WHEEL

May 4th, 2004